

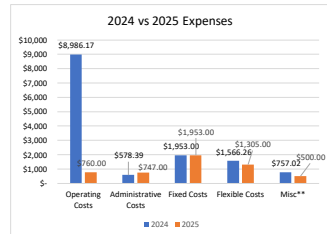
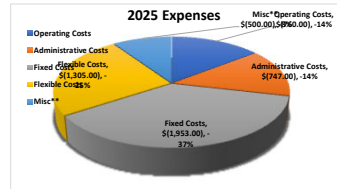


# 2025 HOA BUDGET

<b>Current Balance as of 01/31/2025</b>	<b>\$ 30,784.90</b>
Beginning Balance	\$ 24,204.10
2025 Income (Actuals + Expected)	\$ 16,875.00
2025 Expenses (Actuals + Expected)	\$ (5,265.00)
<b>Projected 2026 Balance</b>	<b>\$ 35,814.10</b>

Budget (Est+Actuals)	2024	2025	σ / prior yr
<b>INCOME</b>	<b>\$ 19,885.15</b>	<b>\$ 16,875.00</b>	<b>-15.14%</b> ↓
<b>EXPENSES</b>	<b>\$ (13,840.84)</b>	<b>\$ (5,265.00)</b>	<b>-61.96%</b> ↓
Operating Costs	\$ (8,986.17)	\$ (760.00)	-91.54% ↓
Administrative Costs	\$ (578.39)	\$ (747.00)	29.15% ↑
Fixed Costs	\$ (1,953.00)	\$ (1,953.00)	0.00% -
Flexible Costs	\$ (1,566.26)	\$ (1,305.00)	-16.68% ↓
Misc**	\$ (757.02)	\$ (500.00)	-33.95% ↓
<b>Difference</b>	<b>\$ 6,044.31</b>	<b>\$ 11,610.00</b>	<b>92.08%</b> ↑

Actual Expenses	2024	2025	σ / prior yr
Operating Costs	\$ 8,986.17	\$ 760.00	-91.54%
Administrative Costs	\$ 578.39	\$ 747.00	29.15%
Fixed Costs	\$ 1,953.00	\$ 1,953.00	0.00%
Flexible Costs	\$ 1,566.26	\$ 1,305.00	-16.68%
Misc**	\$ 757.02	\$ 500.00	-33.95%



Budget	2020	2021	2022	2023	2024		2025				
	Actuals 2020	Actuals 2021	Actuals 2022	Actuals 2023	Est+Actuals 2024	σ / prior yr	Proposed 2025	Actuals Calcs YTD 01/31/2025	Estimated 01/31-EOY	Est+Actuals 2025	σ / prior yr
<b>INCOME</b>			\$ 14,945.00	\$ 14,240.00	\$ 19,885.15	39.64% ↑	\$ 16,875.00	\$ 7,438.57	\$ 9,436.43	\$ 16,875.00	-15.14% ↓
HOA Dues*			\$ 13,770.00	\$ 13,140.00	\$ 16,860.15	28.31% ↑	\$ 16,600.00	\$ 7,438.57	\$ 9,161.43	\$ 16,600.00	-1.54% ↓
Resale Cert			\$ 1,175.00	\$ 1,100.00	\$ 3,025.00	175.00% ↑	\$ 275.00	\$ -	\$ 275.00	\$ 275.00	-90.91% ↓
<b>EXPENSES</b>	\$ (9,931.00)	\$ (37,611.21)	\$ (10,719.49)	\$ (13,503.79)	\$ (13,840.84)	2.50% ↑	\$ (10,455.00)	\$ 940.00	\$ (6,205.00)	\$ (5,265.00)	-61.96% ↓
<b>Operating Costs</b>	\$ (7,820.00)	\$ (5,470.71)	\$ (5,763.62)	\$ (8,840.39)	\$ (8,986.17)	1.65% ↑	\$ (5,950.00)	\$ 580.00	\$ (1,340.00)	\$ (760.00)	-91.54% ↓
Water	\$ (2,407.00)	\$ (1,434.52)	\$ (1,697.90)	\$ (2,248.77)	\$ (1,616.13)	-28.13% ↓	\$ (1,200.00)	\$ 240.00	\$ 1,440.00	\$ 1,680.00	-203.95% ↓
Electric	\$ (309.00)	\$ (314.83)	\$ (361.60)	\$ (345.05)	\$ (337.79)	-2.10% ↓	\$ (350.00)	\$ 220.00	\$ 1,320.00	\$ 1,540.00	-555.90% ↓
Landscape	\$ (3,507.00)	\$ (3,507.36)	\$ (3,680.56)	\$ (4,378.76)	\$ (4,743.61)	8.33% ↑	\$ (3,900.00)	\$ 120.00	\$ (3,600.00)	\$ (3,480.00)	-26.64% ↓
Repair/Maint	\$ (1,597.00)	\$ (214.00)	\$ (23.56)	\$ (1,867.81)	\$ (2,288.64)	22.53% ↑	\$ (500.00)	\$ -	\$ (500.00)	\$ (500.00)	-78.15% ↓
<b>Administrative Costs</b>	\$ (117.00)	\$ (273.00)	\$ (706.75)	\$ (1,042.70)	\$ (578.39)	-44.53% ↓	\$ (747.00)	\$ 360.00	\$ (1,107.00)	\$ (747.00)	29.15% ↑
Mailers			\$ -	\$ -	\$ -	-	\$ -	\$ -	\$ -	\$ -	-
Annual Meeting			\$ (84.87)	\$ -	\$ -	-	\$ (50.00)	\$ -	\$ (50.00)	\$ (50.00)	-
Dues Notices			\$ (39.25)	\$ -	\$ (91.99)	-	\$ (100.00)	\$ -	\$ (100.00)	\$ (100.00)	8.71% ↑
Newsletter (Fall/Spring)			\$ (23.64)	\$ (25.53)	\$ -	-100.00% ↓	\$ (30.00)	\$ -	\$ (30.00)	\$ (30.00)	-
Supplies/Postage			\$ (135.00)	\$ (207.60)	\$ (27.56)	-86.72% ↓	\$ (100.00)	\$ 120.00	\$ (220.00)	\$ (100.00)	262.84% ↑
Mailbox			\$ (202.00)	\$ (216.00)	\$ (216.00)	0.00% -	\$ (222.00)	\$ -	\$ (222.00)	\$ (222.00)	2.78% ↑
Meeting Space			\$ (35.00)	\$ (35.00)	\$ (35.00)	0.00% -	\$ (35.00)	\$ -	\$ (35.00)	\$ (35.00)	0.00% -
Website	\$ (117.00)	\$ (273.00)	\$ (186.99)	\$ (558.57)	\$ (207.84)	-62.79% ↓	\$ (210.00)	\$ 240.00	\$ (450.00)	\$ (210.00)	1.04% ↑
<b>Fixed Costs</b>	\$ (1,384.00)	\$ (1,562.00)	\$ (1,797.00)	\$ (1,953.00)	\$ (1,953.00)	0.00% -	\$ (1,953.00)	\$ -	\$ (1,953.00)	\$ (1,953.00)	0.00% -
Insurance	\$ (1,384.00)	\$ (1,562.00)	\$ (1,797.00)	\$ (1,953.00)	\$ (1,953.00)	0.00% -	\$ (1,953.00)	\$ -	\$ (1,953.00)	\$ (1,953.00)	0.00% -
<b>Flexible Costs</b>	\$ (610.00)	\$ (1,020.20)	\$ (2,226.41)	\$ (1,547.75)	\$ (1,566.26)	1.20% ↑	\$ (1,305.00)	\$ -	\$ (1,305.00)	\$ (1,305.00)	-16.68% ↓
Storage			\$ (242.00)	\$ (242.00)	\$ (242.00)	-	\$ (420.00)	\$ -	\$ (420.00)	\$ (420.00)	73.55% ↑
Socials	\$ -	\$ (323.20)	\$ -	\$ -	\$ -	-	\$ -	\$ -	\$ -	\$ -	-
4th of July Flags			\$ (120.00)	\$ (117.30)	\$ (105.84)	-9.77% ↓	\$ (120.00)	\$ -	\$ (120.00)	\$ (120.00)	13.38% ↑
Garage Sale			\$ (30.00)	\$ (30.00)	\$ (30.00)	0.00% -	\$ (30.00)	\$ -	\$ (30.00)	\$ (30.00)	0.00% -
Toys for Tots hay ride			\$ (68.74)	\$ (156.46)	\$ (150.00)	-4.13% ↓	\$ (150.00)	\$ -	\$ (150.00)	\$ (150.00)	0.00% -
Holiday Decorations			\$ (184.16)	\$ (137.20)	\$ (140.35)	2.30% ↑	\$ (150.00)	\$ -	\$ (150.00)	\$ (150.00)	6.88% ↑
Xmas lights	\$ (435.00)	\$ (435.00)	\$ (435.00)	\$ -	\$ (435.00)	-	\$ (435.00)	\$ -	\$ (435.00)	\$ (435.00)	0.00% -
Misc**	\$ -	\$ (29,285.30)	\$ (225.71)	\$ (119.95)	\$ (757.02)	531.11% ↑	\$ (500.00)	\$ -	\$ (500.00)	\$ (500.00)	-33.95% ↓
<b>Total Income</b>	\$ 11,000.00	\$ 14,130.00	\$ 14,945.00	\$ 14,240.00	\$ 19,885.15	39.64% ↑	\$ 16,875.00	\$ 7,438.57	\$ 9,436.43	\$ 16,875.00	-15.14% ↓
<b>Total Expenses</b>	\$ (29,793.00)	\$ (83,548.33)	\$ (10,719.49)	\$ (13,503.79)	\$ (13,840.84)	2.50% ↑	\$ (10,455.00)	\$ 940.00	\$ (6,205.00)	\$ (5,265.00)	-61.96% ↓
<b>Difference</b>	\$ (18,793.00)	\$ (69,418.33)	\$ 4,225.51	\$ 736.21	\$ 6,044.31	721.00% ↑	\$ 6,420.00	\$ 8,378.57	\$ 3,231.43	\$ 11,610.00	92.08% ↑

\* 2025 Proposed Dues includes 131 homeowners @ \$120, 2 homeowner overdue @ \$260, 6 board members @ \$60, 1 board member @ \$0  
 \*\*Misc expenses includes welcome baskets for new homeowners & gift cards for holiday winners

\* 2024 Proposed Dues includes 127 homeowners @ \$120, 1 homeowner overdue @ \$360, 2 homeowner overdue @ \$240, and 10 board members @ \$60  
 \*\*Misc expenses includes welcome baskets for new homeowners & gifts for social event winners